

MEMORANDUM

July 9, 1970

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1896
ITT Educational Services Inc.
983 Commonwealth Avenue, Boston

Petitioner seeks a Conditional Use Permit for a change of occupancy from offices to a trade school in a General Business (B-2) district and Industrial (I-2) district. The proposal would violate the code as follows:

Sect. 8-7 A trade school is a Conditional Use in B-2
and I-2 districts.

The property, located on Commonwealth Avenue between Babcock and Gaffney Streets, contains a two story brick structure. The petitioner should supply at least 50 off-street parking facilities. The staff recommends that since it would be impossible to supply these facilities on the property, that the petitioner ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease, to provide these facilities. Provided also, if for any reason a lease would be cancelled, the proposed school would be granted 30 days to negotiate a new lease and if at the end of this period, a new lease has not been negotiated, the Conditional Use Permit would be terminated. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1896, brought by ITT Educational Services Inc., 983 Commonwealth Avenue, Allston, for a Conditional Use Permit for a change of occupancy from offices to a trade school in a General Business (B-2) and Industrial (I-2) district, the Boston Redevelopment Authority recommends approval provided that at least 50 off-street parking facilities are supplied. The petitioner should ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease, to provide these facilities. Provided also, if for any reason a lease would be cancelled, the proposed school would be granted 30 days to negotiate a new lease and if at the end of this period, a new lease has not been negotiated, the Conditional Use Permit would be terminated.

BOSTON UNIVERSITY FIELD

Z-1896
983 COMMONWEALTH AVE.
(ALLSTON)

458,873

GRAND STAND

STREET

PARKING

.296

WALL

PARKING

18,462

12,201

BABCOCK

COMMONWEALTH

1003

265

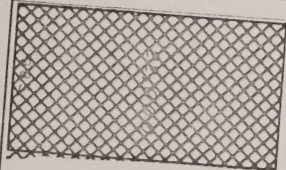
12,000

1001

997

24,000

989



983 10,022

PARKING

975

14,832

971

20,000

969

967

965

963

961

959

20,000

957

955

953

949

12,000

GAFFNEY

AVE.

925

31

STREET

PARKING

CITY OF BOSTON
TOWN OF BOSTON

Re: Petition No. Z-1897
President & Fellows of Harvard College
105 Western Avenue, Brighton

Petitioner seeks a Forbidden Use Permit and a Conditional Use Permit to expand the area and vehicle capacity of an existing parking lot in an Apartment (H-1) and Local Business (L-2) district. The proposal would violate the code as follows:

Sect. 8-7 A parking lot is Forbidden in an H-1 district and
Conditional in an L-2 district.

The property, located on Western Avenue near the intersection of Soldiers Field Road, contains an open air parking lot for 1621 cars. The lot presently occupies an area of 548,937 square feet (12.6 acres). The petitioner proposes to expand the vehicular capacity to 2130 cars and the lot area to 595,066 square feet. The staff recommends the following provisos: 1) that any Conditional Use Permit be terminated in five years; 2) that the lot be effectively screened from Soldiers Field Road by planting or wire fencing. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-1897, brought by The President and Fellows of Harvard College, 105 Western Avenue, Brighton, for a Forbidden Use Permit and a Conditional Use Permit to expand the area and vehicle capacity of an existing parking lot in an Apartment (H-1) and Local Business (L-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: 1) that any Conditional Use Permit be terminated in five years; 2) that the lot be effectively screened from Soldiers Field Road by planting or wire fencing.

MAIL

HARVARD
BUSINESS
SCHOOL

Z-1897
105 WESTERN AVE.
(BRI.)

WESTERN

AVE.



Re: Petition No. Z-1914
Humble Oil & Refining Company
507-513 Warren Street, Roxbury

Petitioner seeks a Forbidden Use Permit, a Conditional Use Permit and a variance to erect a gasoline service station in a Residential (R-.8) and a Local Business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A gas service station is Forbidden in an R-.8 district and Conditional in an L-1 district		

Sect. 20-1 Rear yard is insufficient	20 ft.	4 ft.
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The property, located on Warren Street at the intersection of Wabon Street in the Washington Park Urban Renewal Area, contains a gas service station and a television repair shop. The gas service station has been located at the site for more than 20 years. The existing gas station and TV shop would be demolished and replaced with a modern three bay lubritorium and inspection facility. The staff recommends that the proposed facility be effectively screened from abutting properties by adequate landscaping and fencing and that the proposed driveway occur at least 40 feet from the Wabon Street intersection. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1914, brought by Humble Oil & Refining Co., 507-513 Warren Street, Roxbury, in the Washington Park Urban Renewal Area, for a Forbidden Use Permit, a Conditional Use Permit and a variance of insufficient rear yard to erect a gasoline service station in a Residential (R-.8) and a Local Business (L-1) district, the Boston Redevelopment Authority recommends approval provided that the proposed facility would be effectively screened from abutting properties by adequate landscaping and fencing and that the proposed driveway occur no closer than 40 feet from the Wabon Street intersection.

507-513 WARREN ST. ⁵⁰⁰⁰
(ROX.)

769	169
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10,953

EMMANUEL
TEMPLE
9807
PENTACOSTAL
CHURCH

477

CARLISLE

GASTON



Re: Petition No. Z-1915
William Green
154-158 Harvard Avenue, Allston

Petitioner seeks a variance for a change of occupancy from two retail stores to two movie theatres in a General Business (B-1) district. The proposal would violate the code as follows:

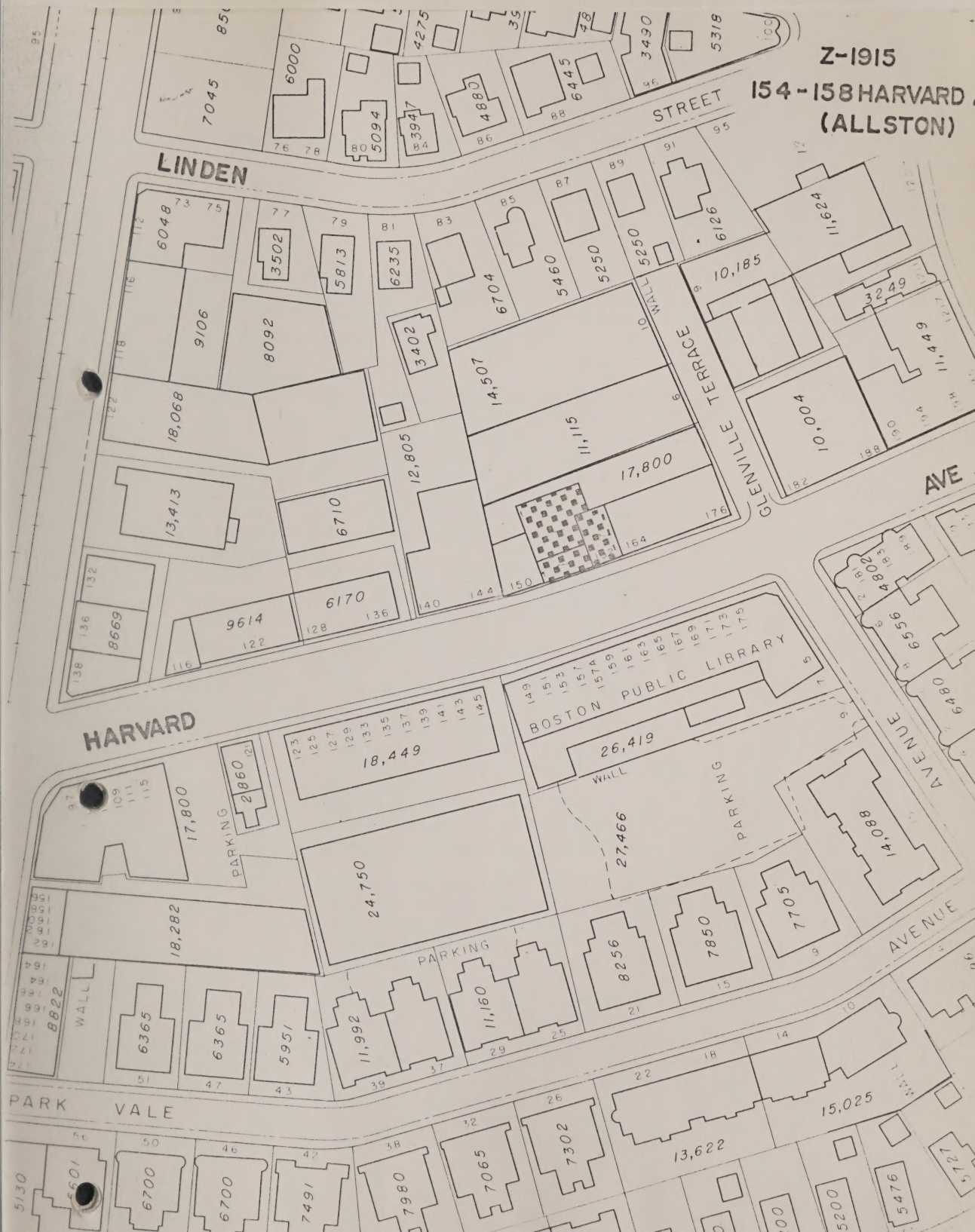
	<u>Req'd.</u>	<u>Proposed</u>
Sect. 23-2 Off-street parking is insufficient	60 spaces	0

The property, located on Harvard Avenue near the intersection of Glenville Terrace, contains a two story commercial structure. The existing structure would be remodeled into "Twin Mini Cinemas" with a seating capacity of 211 and 151 respectively. The petitioner states tentative agreement has been reached whereby parking facilities would be available in an open lot opposite the proposed theatres on Harvard Avenue. The staff recommends that the petitioner ascertain in writing to the Board of Appeal, the acquisition of space, either through purchase or lease to provide the required 60 off-street parking facilities. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1915, brought by William Green, 154-158 Harvard Avenue, Allston, for a variance of insufficient off-street parking for a change of occupancy from two retail stores to two movie theatres in a General Business (B-1) district, the Boston Redevelopment Authority recommends approval provided the required 60 off-street parking facilities are supplied. The petitioner should ascertain in writing to the Board of Appeal the acquisition of space, either through purchase or lease to provide the required off-street parking.

Z-1915

154-158 HARVARD
(ALLSTON)



Re: Petition Nos. Z-1942-Z-1945
856 Beacon Realty Trust
856-862 Beacon Street, Boston

Petitioner seeks four Forbidden Use Permits and 14 variances for a change of occupancy of four buildings from 26 apartments, store and office to 44 apartments, two offices, two stores, and to erect a two story addition to the four buildings in an Apartment (H-2) district. The proposal would violate the code as follows:

<u>856 Beacon Street</u>		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	Any dwelling converted for more families and not meeting the requirements of open space & off-street parking is Forbidden in an H-2 district		
Sect. 15-1	Floor area ratio is excessive	2.0	2.9
Sect. 17-1	Open space is insufficient	150 sf/du	120 sf/du
Sect. 21-1	Setback of parapet is insufficient	9 ft.	0
Sect. 23-1	Off-street parking is insufficient	3 spaces	0
<u>858 Beacon Street</u>			
Sect. 8-7	Any dwelling converted for more families and not meeting the requirements of off-street parking is Forbidden in an H-2 district.		
Sect. 15-1	Floor area ratio is excessive	2.0	2.8
Sect. 21-1	Setback of parapet is insufficient	9ft.	0
Sect. 23-1	Off-street parking is insufficient	4 spaces	0
<u>860 Beacon Street</u>			
Sect. 8-7	Any dwelling converted for more families and not meeting the requirements of off-street parking is Forbidden in an H-2 district		
Sect. 15-1	Floor area ratio is excessive	2.0	2.8
Sect. 21-1	Setback of parapet is insufficient	9 ft.	0
Sect. 23-1	Off-street parking is insufficient	4 spaces	0
<u>862 Beacon Street</u>			
Sect. 8-7	Any dwelling converted for more families and not meeting the requirements of open space and off-street parking is Forbidden in an H-2 district.		
Sect. 15-1	Floor area ratio is excessive	2.0	2.9
Sect. 17-1	Open space is insufficient	150 sf/du	149 sf/du
Sect. 21-1	Setback of parapet is insufficient	9 ft.	0
Sect. 23-1	Off-street parking is insufficient	3 spaces	0

The property, located on Beacon Street near Audubon Circle, contains four four-story brick structures. The proposed increase in residential density is both excessive and inappropriate. The serious traffic problems presently existing in the area would be further intensified by the lack of off-street parking facilities. The proposed conversion and addition would tend to cause deterioration of surrounding residential properties. Recommend denial.

VOTED: That in connection with Petition Nos. Z-1942-1945, brought by 856 Beacon Realty Trust, 856-862 Beacon Street, Boston, for four Forbidden Use Permits and variances of excessive floor area ratio, insufficient open space, setback of parapet and off-street parking for a change of occupancy of four buildings from 26 apartments, store and office to 44 apartments, two offices, two stores, and to erect a two story addition to the four buildings in an Apartment (H-2) district, the Boston Redevelopment Authority recommends denial. The proposed increase in residential density is both excessive and inappropriate. The serious traffic problems presently existing in the area would be further intensified by the lack of off-street parking facilities. The proposed conversion and addition would tend to cause deterioration of surrounding residential properties.

Re: Petition No. Z-1910
Paul B. & Elizabeth Hammond
504 Warren Street, Roxbury

Petitioner seeks a change in a nonconforming use for a change of occupancy from a two family dwelling and beauty parlor to two offices and one apartment in a Residential (R-.8) district. The proposal would violate the code as follows:

Sect. 9-2 A change in a nonconforming use requires a Board
of Appeal hearing.

The property, located on Warren Street at the intersection of Carlisle Street, in the Model Cities Area, contains a three story frame structure which is vacant except for the beauty parlor in the basement. The structure would be occupied by the Association for Better Housing, Inc., which helps low and moderate income families to purchase their own homes. There would be no structural changes. The proposed facility would provide a useful service for this community. Recommend approval.

VOTED: That in connection with Petition No. Z-1910, brought by Paul B. & Elizabeth Hammond, 504 Warren Street, Roxbury, in the Model Cities Area, for a change in a nonconforming use for a change of occupancy from a two family dwelling and beauty parlor to offices and one apartment in a Residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The proposed facility would provide a useful service for the community.

STREET

HOLBORN

WABON
26

GASTON

WARREN

MEMORANDUM

July 23, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: JOHN D. WARNER, DIRECTOR

SUBJECT: DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL
AREA, MASS. R-77
DISPOSITION PARCEL E-8
MINOR CHANGE IN URBAN RENEWAL PLAN

The Waterfront Urban Renewal Plan presently provides for a maximum building height of 60 feet with an FAR of 6 for Parcel E-8. The Waterfront Plan also requires that 400 parking spaces be included in the development of Parcel E-8.

In order to encourage diversity of uses and to intensify the development of Parcel E-8, I recommend that the Waterfront Plan be amended to allow for a maximum building height of 80 feet with an FAR of 8. The Plan change is minor. Parcel E-8, as a result, would be more attractive to Developers.

An appropriate Resolution is attached:

